DAILY FIELD REPORT

Project	227 Westchester Avenue Development Site	**Report No.**	2
BCP Site	BCP Site No. C360253	**Date**	10/21/2025
Location	223-225, 227 Westchester Ave & 204, 206-208, 214-220 Irving Ave, Port Chester, Westchester County, NY 10573	**File No.**	0206816
Client	Yorkland Partners, LLC, 227 Westchester LLC and 204 Irving Two LLC	**Temperature**	48-65°F
Contractor	Lakewood Environmental Services Corp. (Lakewood)	**Wind Direction**	SW to NE, up to 18 mph
Weather	Sunny	**Personnel on Site**	C. Jackson, N. Mooney
Humidity	75%	**Time on Site**	6:30-17:00

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) was present to document implementation of the NYSDEC-approved August 2025 Remedial Investigation Work Plan (RIWP) prepared by Haley & Aldrich of New York. Site observations are summarized below.

Daily Observations:

- One soil boring (SB-13) was advanced to a depth of approximately 25 feet below ground surface (ft bgs); one soil boring (SB-12) was advanced to a depth of approximately 22 ft bgs, to bedrock refusal; one soil boring (SB-05) was advanced to a depth of approximately 21 ft bgs, to bedrock refusal; one soil boring (SB-11) was advanced to a depth of approximately 20 ft bgs, to bedrock refusal; and one soil boring (SB-10) was advanced to a depth of approximately 15 ft bgs, to bedrock refusal.
- One permanent groundwater monitoring well (MW-05) was installed to a depth of approximately 15 ft bgs.
- Haley & Aldrich of New York collected soil and soil vapor samples.

Samples Collected:

- The following soil samples were collected for Target Compound List (TCL) volatile organic compounds (VOCs) plus 10 tentatively identified compounds (TICs), TCL semi-volatile organic compounds (SVOCs) plus 10 TICs, Target Analyte List (TAL) metals, cyanide, pesticides/polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane analyses in accordance with the approved RIWP from borings SB-05, SB-10, SB-11, SB-12, and SB-13:
  - SB-05_0-0.16, SB-05_0.16-0.5, SB-05_9-11, SB-05_19-21
  - SB-10_0-0.5, SB-10_6-8, SB-10_9-11, SB-10_13-15
  - SB-11_0-0.5, SB-11_6-8, SB-11_9-11, SB-11_18-20
  - SB-12_0-0.16, SB-12_0.16-0.5, SB-12_4-6, SB-12_9-11, SB-12_20-22
  - SB-13_0-0.16, SB-13_0.16-0.5, SB-13_4-6, SB-13_9-11, SB-13_23-25
- Samples were placed on ice in a cooler and transported under chain of custody via courier to Pace Analytical Laboratories, Inc. in Westborough, Massachusetts for analyses in accordance with the approved RIWP.

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CAMP Activities:

- Air monitoring was performed at one upwind and two downwind locations during ground-intrusive activities (between 7:30 am and 2:45 pm). No 15-minute average concentrations of VOCs or particulate 15-minute average concentration of matter smaller than 10 microns in diameter (PM10) exceeded the action levels.
- No visible dust or odors were observed migrating off-Site.

Activities Planned for Coming Week:

- Haley & Aldrich of New York, Lakewood, and Coastal Environmental Solutions, Inc. will continue implementation of the Remedial Investigation, including completion of a GPR survey in previously inaccessible areas of the Site, and the installation of soil borings, groundwater monitoring wells, and soil vapor points.

Site Photographs:



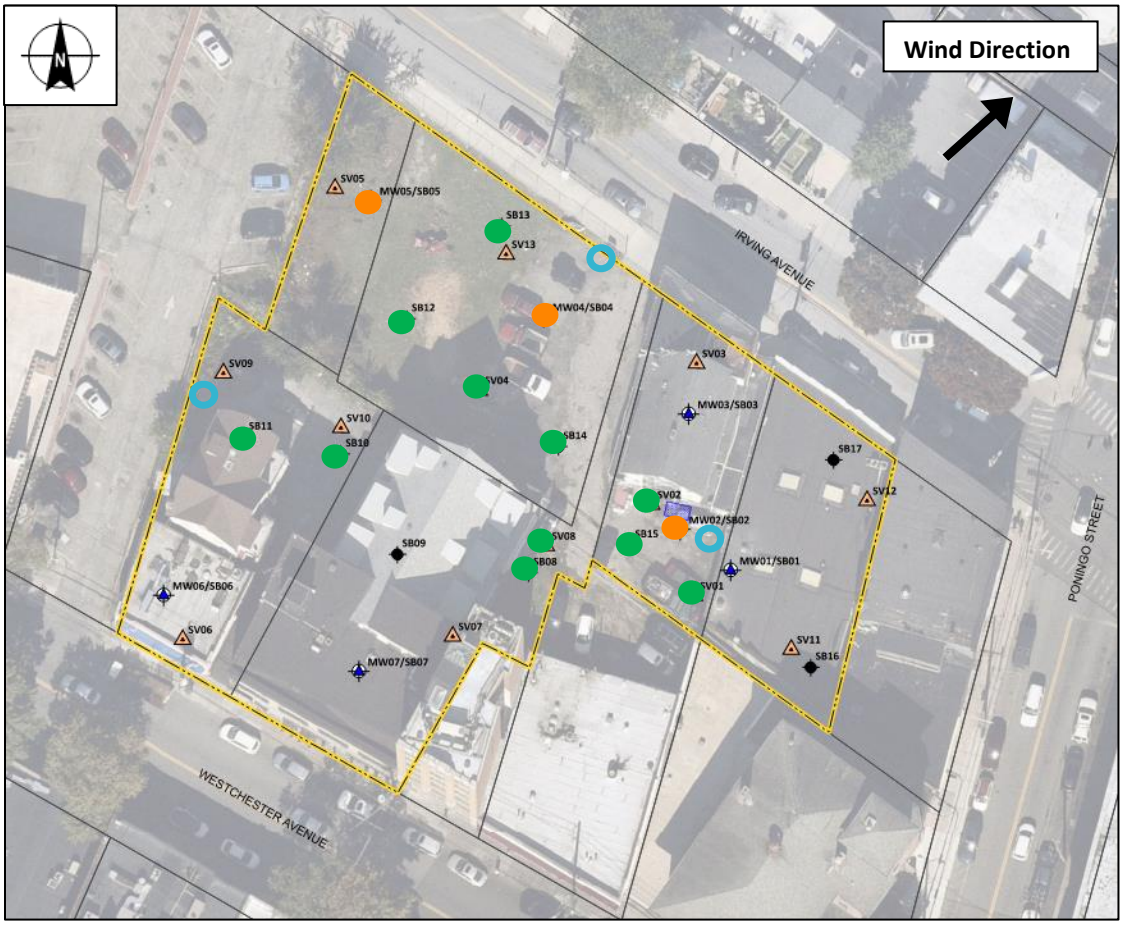
Photo 1: View of installed MW-05, facing northeast.



Photo 2: View of contractor installing SB-12, facing southwest.

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Site Plan:



LEGEND:

- CAMP Station
- In Progress
- Complete

Date	10/21/2025
Personnel:	C. Jackson, N. Mooney
Weather:	48-65, Sunny
Humidity:	75%
Wind Direction:	SW to NE, up to 18 mph

Particulate Background (µg/m3):	4.0
PID Background (ppm):	0

Upwind
DustTrak #: 31865
Downwind 1
DustTrak #: 32424
Downwind 2
DustTrak #: 42655

Site Map:



Wind Direction

Time	Particulate			VOCs				Notes
	Upwind	Downwind 1	Downwind 2	Upwind	Downwind 1	Downwind 2		
	Dust (µg/m3)	Dust (µg/m3)	Dust (µg/m3)	PID (ppm)	PID (ppm)	PID (ppm)	Odors (Y/N)	Activities/Additional Monitoring
630								
645								
700								
715								
730	4.0	3.0	10.0	0.0	0.0	0.0	N	Installation of Borings
745	23.0	7.0	12.0	0.0	0.0	0.0	N	Installation of Borings
800	24.0	8.0	13.0	0.0	0.0	0.0	N	Installation of Borings
815	17.0	4.0	8.0	0.0	0.0	0.0	N	Installation of Borings
830	19.0	6.0	4.0	0.0	0.0	0.0	N	Installation of Borings
845	13.0	3.0	3.0	0.0	0.0	0.0	N	Installation of Borings
900	29.0	13.0	5.0	0.0	0.0	0.0	N	Installation of Borings
915	33.0	9.0	5.0	0.0	0.0	0.0	N	Installation of Borings
930	12.0	15.0	8.0	0.0	0.0	0.0	N	Installation of Borings
945	9.0	15.0	11.0	0.0	0.0	0.0	N	Installation of Borings
1000	4.0	11.0	18.0	0.0	0.0	0.0	N	Installation of Borings
1015	8.0	12.0	14.0	0.0	0.0	0.0	N	Installation of Borings
1030	9.0	9.0	10.0	0.0	0.0	0.0	N	Installation of Borings
1045	2.0	3.0	8.0	0.0	0.0	0.0	N	Installation of Borings
1100	3.0	4.0	9.0	0.0	0.0	0.0	N	Installation of Borings

Time	Particulate			VOCs				Notes
	Upwind	Downwind 1	Downwind 2	Upwind	Downwind 1	Downwind 2		
	Dust (µg/m3)	Dust (µg/m3)	Dust (µg/m3)	PID (ppm)	PID (ppm)	PID (ppm)	Odors (Y/N)	Activities/Additional Monitoring
1115	2.0	4.0	12.0	0.0	0.0	0.0	N	Installation of Borings
1140	5.0	3.0	4.0	0.0	0.0	0.0	N	Installation of Borings
1145	8.0	7.0	3.0	0.0	0.0	0.0	N	Installation of Borings
1200	9.0	9.0	3.0	0.0	0.0	0.0	N	Installation of Borings
1215	3.0	17.0	18.0	0.0	0.0	0.0	N	Installation of Borings
1230	9.0	6.0	14.0	0.0	0.0	0.0	N	Installation of Borings
1245	12.0	9.0	15.0	0.0	0.0	0.0	N	Installation of Borings
1300	5.0	6.0	5.0	0.0	0.0	0.0	N	Installation of Borings
1315	4.0	3.0	10.0	0.0	0.0	0.0	N	Installation of Borings
1330	11.0	4.0	6.0	0.0	0.0	0.0	N	Installation of Borings
1345	3.0	2.0	4.0	0.0	0.0	0.0	N	Installation of Borings
1400	6.0	9.0	14.0	0.0	0.0	0.0	N	Installation of Borings
1415	7.0	8.0	15.0	0.0	0.0	0.0	N	Installation of Borings
1430	5.0	4.0	13.0	0.0	0.0	0.0	N	Installation of Borings
1445	5.0	5.0	9.0	0.0	0.0	0.0	N	Installation of Borings
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